

# Enlarge Plot For Lexington Avenue Flat

## Adjoining House Will Be Included in the 11-Story House for 40th St. Corner Trading in Apartments

The Old Colony Apartments, Inc., representing the J. W. Bishop Company, which recently purchased the Hoggson property at the southwest corner of Lexington Avenue and Fortieth Street for the erection of an eleven-story apartment, has added to its holdings at that location by the purchase of the adjoining four-story dwelling, 199x55, at 348 Lexington Avenue. The seller was Anna C. Taber.

Morris Dognin and Martin Liling sold the six-story elevator apartment house at 292 West Ninety-second Street, 37.6x153.5. The Versailles Holding Company is reported to be the buyer.

I. Willis sold for the estate of G. Basch 1836 Madison Avenue, a five-story house with stores. This is the first sale of the house in twenty years. Charles Berlin, represented by Joseph Keenan, sold for Rose Bergoff to Ethel Weissner the five-story modern apartment at 537-539 West 150th Street, 50x100.

Frederick and Luise Metz sold to William and Bertha Rehor a four-story store building at 1435 First Avenue, 14.9x89x irregular.

E. V. Pesca & Co. sold for Helen Layton to Socorro Gamito the six-story tenement with stores at 173 and 175 East 103rd Street, 57.1x100.9.

The American Bureau of Real Estate (A. B. R. E.) represented the seller. Benedict B. Nurick sold for Maria Realty Corporation to Avenue C and Sixth Street Realty Corporation, L. Rosenbaum, president, 415 to 421 East Sixty-third Street, four five-story flats, 100x100.

The Fischer Realty Company sold for E. Wolf 426 and 428 East 118th Street, a six-and-a-half-story tenement, 42x100.

Hermann Koch sold to Ottilia Kirsch a three-story tenement at 402 East Fifty-third Street, 29.6x55 irregular.

**Greenwich Village Sale**  
The six-story elevator apartment house at 2 Jane Street, 40x70, has been purchased by a client of J. Irving Walsh. It was sold by Jacob Saalberg. Edward Peeny sold to Marcus Schlossman a four-story store tenement at 345 Third Avenue, 24x100, north of Thirty-sixth Street.

John Peters sold for David Klinger to Isadore Glickman at 640 East Sixteenth Street, a five-story tenement, 25x100.9.

Albert B. Sanders Jr. sold to the Chasmore Construction Company the two four-story buildings at the southwest corner of Eighteenth Street and Avenue A, 45x34.

Wilhelmina Miller sold to the Naughton Construction Company a five-story store tenement at 35 First Avenue, 25.2x84.6x irregular.

George W. Brettell sold to Albert G. Faber a three-story dwelling at 60 West 125th Street, 16.8x99.11.

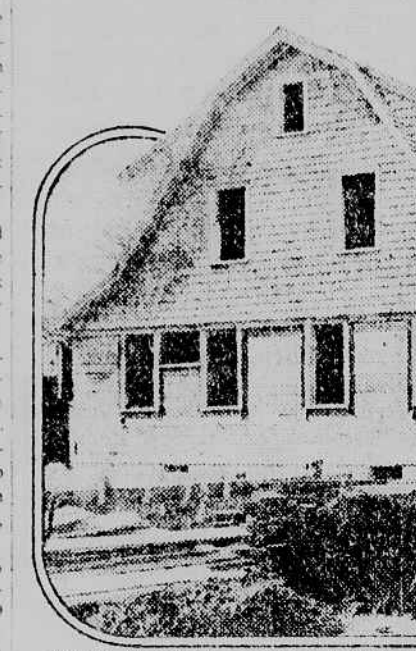
S. Meta Gibson sold to David and Frederick Cohn a three-story dwelling at 519 West 157th Street, 16.8x99.11.

# Jamaica's Home Building Boom Will Be Advanced by Big Auction Sale

The census of 1910 gave the Fourth Ward of the Borough of Queens, of which Jamaica is the heart and center, population of 67,412. Today the population of Jamaica alone is close to 80,000.

These comparative figures indicate to a slight degree only the rapid growth of Jamaica in the last decade, and the prediction is freely made, by local business men, that the population of Jamaica will be at least doubled before the census of 1930 is taken.

At Fulton and Washington Streets.

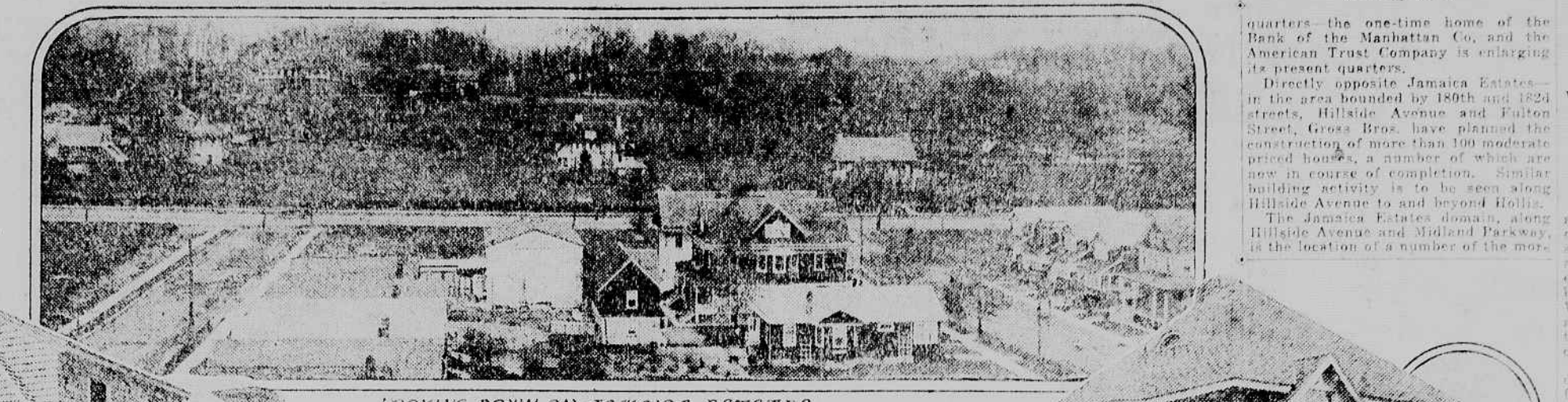


NEW HOMES FACING ENTRANCE TO JAMAICA ESTATES.

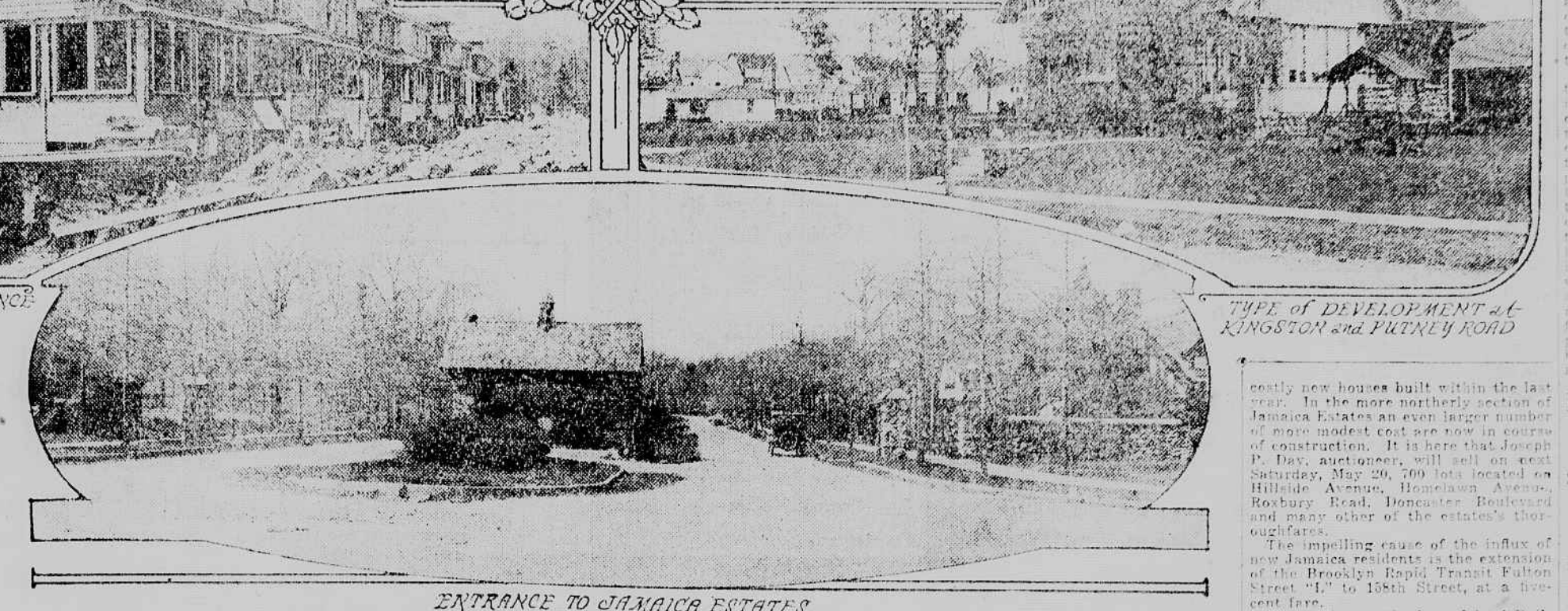
The scene is one of constant structural expansion. Most of this work is being done by large financial institutions, which are preparing to care for the business of a "greater Jamaica."

New flat houses and stores line the route of the B. R. T. - Fulton Street "L" extension all the way to the Grand (158th Street) terminal station. The residential sections are absorbing more territory in all directions. Jamaica south is going in for homes of moderate cost in the district between Fulton Street and Hillside Avenue, is dotted with new houses, a number of which are under construction, built to sell for \$5,500 to \$10,000.

Further to the north, beyond Hillside Avenue, the Jamaica Estates, Hillside region rises high above the Hillside Avenue and Fulton Street zone, and is one of the finest residential sections in the city.



LOOKING DOWN ON JAMAICA ESTATES SOME OF THE LOTS TO BE SOLD ARE ON HILL



ENTRANCE TO JAMAICA ESTATES.

The Jamaica Board of Trade is authorized for the statement that 2,223 new houses and 171 new business buildings were built last year in the Jamaica district.

In the business section the Bank of the Manhattan Co. is erecting a large new bank and office building; the Title Guarantee and Trust Company is doubling the capacity of its present building; the Lawyers Mortgage Company is moving into considerably enlarged quarters.

William H. Johns, president of the Queensboro Chamber of Commerce, stated today "we expect that this meeting will be one of the largest gatherings of the business men and residents of Queens Borough ever held, as reservations have already been received for more than five hundred places."

**Morgenbau Rents in 12d St.**  
The B. Morgenbau Co., Inc., has leased offices on the sixth floor of the Bank Building, 110 West Forty-second Street, for its main New York office, which is now located at 206 Broadway.

**Gov. Miller Will Talk to Queens Men on Thursday**  
Francis Will Likely Be His Subject; May Say Something Interesting

Governor Nathan L. Miller will be the guest of the Queensboro Chamber of Commerce and address its members at their spring luncheon meeting next Thursday in the Hotel Commodore.

Although the subject of Governor Miller's speech has not been announced, it is understood that he will discuss the traction situation in New York City.

**Stewart Browne's Analysis Of Judge Page's Decision**  
Unreasonableness Cannot Be Charged by New Tenants After April 13, He Says

Stewart Browne, president of the United Real Estate Owners' Association, said yesterday that Judge Page's decision means that prior to this decision new and old tenants could interpose the defense of the rent being unreasonable, that tenants coming into possession on and after October 1, 1920 (and before April 13, 1922, by reason of the April 13, 1922, extension of the rent laws) cannot interpose the defense of the rent being unreasonable, that the rent laws having been on April 13 extended with a legislative acceleration of the continued extension of the housing emergency tenants in possession on April 13, 1922, can interpose the defense of unreasonableness of rent in rent suits brought after April 13, 1922, and that tenants coming into possession after April 13, 1922, cannot, under the Page decision, interpose the defense of unreasonableness of rent.

**Prof. Whitley of Teachers College, Buys Yonkers Home**  
The Ludlow Development Corporation sold to Professor Walter of Teachers College, Columbia University, a colonial house at Ludlow Park, Yonkers, which is a 26,300 sq. ft. Spindler, of Chicago.

# Everything Indicates Big Building Year

## Viewed Nationally, Situation Is Favorable; Construction Has Proved To Be Business Stimulant

"As the season advances increased activity is present in all departments of construction, and there is substantial evidence that the year 1922 will establish new building records as being better than any year since 1914. While there is no unprecedented amount of residential construction there is activity in all other lines, including industrial plants."

"There is a firm and well sustained demand for building capital. Prior to this year a greater number of orders was received. The labor situation, the standpoint of the entire country, is favorable, and wages are holding up well, and a greater demand as well as a greater supply of workers from some of the building trades."

"Perhaps the most striking phase of the situation lies in the fact that increased building activity is having an effect on the general economy. As evidenced by the fact that the entire realm of business is showing signs of recovery, and the evidence of recovery is being spread through building operations. It is the opinion of the experts of progress, because in construction there is involved substantially the entire of trade and industry as well as increased land values. The current building program is taking place in a more active manner than in the past, and the construction of national progress and prosperity is being stimulated, and it is to have a stimulating effect on the interests of business."

# Excelsior Bank Follows Northward Movement

## Since 1891 at 23d St. Institution Will Soon Take Possession of 57th St. Home

The Excelsior Savings Bank, which has been located at Twenty-third Street and Sixth Avenue for thirty-two years, will shortly remove into its new building at 231 and 233 West Fifty-seventh Street, just east of Broadway. The new quarters are one of the finest banking commercial centers of Manhattan.

When the bank moved to its present location in Twenty-third Street and Sixth Avenue, it had a capital of less than \$1,000,000. Its resources at this time are over \$25,000,000.

The new building is twelve stories high, with ornate limestone and granite fronts. The ground and mezzanine floors will be occupied by the bank. The offices of the bank are William J. Roome, president; John C. Grunwald, secretary; and Arthur Page, assistant secretary.

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### HAMPTON COURT

21st and 22nd Streets  
Polk and Fillmore Aves.

### Jackson Heights

Garden Apartment Homes

Only a few Garden Apartments remain for sale in this attractive group of buildings—146 apartments having been sold recently

Four Rooms and Bath \$80 to \$107 a month

Five Rooms and Bath \$100 to \$130 a month

About 50% of the monthly payment is credited to purchase of the apartment and the balance represents maintenance charge to Jackson Heights tenant owners.

The monthly payments do not represent rent but payment on account of the purchase of a Garden Apartment and the actual maintenance charge.

Golf, Tennis, Gardens, Children's Playgrounds, etc.

### ELM COURT

22nd and 23rd Streets  
Hayes and Fillmore Aves.

### Jackson Heights

New Elevator Garden Apartments

With large Foyers Sun Parlors, Open Fire Places and Garden Courts—No inside rooms, every room a sunshiny outside room, all apartments front on a park street and a park garden court

Five Rooms and 2 Baths \$134 to \$164 a month

Six Rooms and 2 Baths \$174 to \$184 a month

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Golf, Tennis, Gardens, Children's Playgrounds, etc.

### LABURNUM COURT

22nd and 23rd Streets  
Roosevelt and Polk Aves.

### Jackson Heights

New Elevator Garden Apartments

The street courts and terraces are planted with grass, shrubs and flowering plants—The Garden Courts have been beautifully landscaped and have walks and open plazas.

5 Rooms, Large Foyer—1 Bath \$162 to \$172 a month

5 Rooms, Sun Parlors—1 Bath \$157 to \$162 a month

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### HAWTHORNE COURT

19th and 20th Streets  
Fillmore and Polk Aves.

### Jackson Heights

New Elevator Garden Apartments

The Jackson Heights Plan of Tenant-ownership of Apartments is a recognized success—more than 700 families have already purchased apartments.

5 Rooms and 2 Baths \$152 to \$162 a month

6 Rooms and 2 Baths \$174 to \$184 a month

About 50% of the monthly payment is credited to purchase of the apartment and the balance represents maintenance charge to Jackson Heights tenant owners.

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# JACKSON HEIGHTS

22 MINUTES FROM 42nd STREET

VISIT JACKSON HEIGHTS TO-DAY Take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th Street (Jackson Heights) Station—Office Opposite Station.

By Motor—59th St. via Queensboro Bridge, Jackson Ave. to 25th St. (20 minutes from Columbus Circle)

The Queensboro Corporation, 50 East 42nd St., New York City

Social and Business References Required